

**FORM 1**  
**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

**Case Number:** 23-56304 WLH  
**Case Name:** TSV Mastermind LLC

**Trustee:** Kyle A. Cooper  
**Filed (f) or Converted (c):** 07/03/23 (f)  
**\$341(a) Meeting Date:** 08/07/23  
**Claims Bar Date:** 11/30/23

**Period Ending:** 12/31/23

| 1<br>Ref #                               | 2<br>Asset Description<br>(Scheduled And Unscheduled (u) Property)   | 3<br>Petition/<br>Unscheduled<br>Values | 4<br>Estimated Net Value<br>(Value Determined By Trustee,<br>Less Liens, Exemptions,<br>and Other Costs) | 5<br>Property<br>Abandoned<br>OA=\$554(a) Abandon | 6<br>Sale/Funds<br>Received by<br>the Estate | 7<br>Asset Fully<br>Administered (FA)/<br>Gross Value of<br>Remaining Assets |
|--|--|---|--|---|--|--|
| 2  | South State Bank: Checking Account 4871  | 26,400.00                               | 21,400.00  |   | 21,392.73                                    | FA   |
| 3  | Accounts receivable: 90 days old or less   | 17,360.00                               | 17,360.00  |   | 0.00   | FA   |
| 5  | Misc. office furnishings (old desks and chairs)  | 500.00                                  | 500.00   |   | 0.00   | FA   |
| 6  | 100% Interest in Commercial Real Estate Development<br>Property located at 1450 W Peachtree St, NW, Atlanta, GA<br>30309<br>(see footnote) | 20,500,000.00                           | 10,544,883.60  |   | 0.00   | FA   |
| 7  | Potential Insurance Refund on Abandoned Property (u)   | 0.00                                    | 10,000.00  |   | 0.00   | 10,000.00  |
| <b>TOTALS (Excluding Unknown Values)</b> |  | <b>\$20,544,260.00</b>                  | <b>\$10,594,143.60</b>   |   | <b>\$21,392.73</b>                           | <b>\$10,000.00</b>   |

Regarding Property #6 .70114 acre mixed-use property located in Land Lot 108 of the 17th District of Fulton County - value based on Letter of Intent dated 5/1/2023 100% \$ 20,500,000.00

**Major activities affecting case closing:**

12/23/23 Property abandoned trying to cancel insurance to obtain refund.  
11/27/23 Filed Notice of Subpoena for Production of documents.  
9/18/23 Sent Form 1 and Form 2 to Greg Hayess.  
9/9/23 Worked on getting bank statements, copies of all insurance information and any payments due.  
9/7/23 Employed Ogier Rothschild & Rosenfeld as counsel for the estate.

**Initial Projected Date of Final Report (TFR):** January 31, 2024

**Current Projected Date of Final Report (TFR):** December 31, 2024

January 26, 2024

Date

/s/ Kyle A. Cooper

Kyle A. Cooper

**Form 2**  
**Cash Receipts and Disbursements Record**

**Case Number:** 23-56304 WLH  
**Case Name:** TSV Mastermind LLC  
  
**Taxpayer ID#:** \*\*\*\*\*8387  
**Period:** 01/01/23 - 12/31/23

**Trustee:** Kyle A. Cooper  
**Bank Name:** Flagstar Bank, N.A.  
**Account:** \*\*\*\*\*3666 - Checking  
**Blanket Bond:** \$33,665,000.00 (per case limit)  
**Separate Bond:** N/A

| 1<br>Trans.<br>Date | 2<br>Check or<br>Ref. # | 3<br>Paid To / Received From | 4<br>Description of Transaction  | Uniform<br>Tran. Code | 5<br>Receipts<br>\$ | 6<br>Disbursements<br>\$ | 7<br>Checking<br>Account Balance |
|---------------------|-------------------------|------------------------------|----------------------------------|-----------------------|---------------------|--------------------------|----------------------------------|
| 08/18/23            | Asset #2                | South Side Bank              | Proceeds from bank deposit       | 1129-000              | 21,392.73           |                          | 21,392.73                        |
| 08/31/23            | Asset #8                | Greenwich Logistics, LLC     | Rent                             | 1122-000              | 17,360.21           |                          | 38,752.94                        |
| 08/31/23            | Asset #8                | Greenwich Logistics, LLC     | Commercial rent collected        | 1122-000              | 17,360.21           |                          | 56,113.15                        |
| 08/31/23            |                         | Flagstar Bank, N.A.          | Bank and Technology Services Fee | 2600-000              |                     | 15.06                    | 56,098.09                        |
| 09/29/23            |                         | Flagstar Bank, N.A.          | Bank and Technology Services Fee | 2600-000              |                     | 92.40                    | 56,005.69                        |
| 10/31/23            |                         | Flagstar Bank, N.A.          | Bank and Technology Services Fee | 2600-000              |                     | 93.95                    | 55,911.74                        |
| 11/30/23            |                         | Flagstar Bank, N.A.          | Bank and Technology Services Fee | 2600-000              |                     | 93.99                    | 55,817.75                        |
| 12/29/23            |                         | Flagstar Bank, N.A.          | Bank and Technology Services Fee | 2600-000              |                     | 93.94                    | 55,723.81                        |

|                                     |                    |                 |                    |
|-------------------------------------|--------------------|-----------------|--------------------|
| <b>ACCOUNT TOTALS</b>               | <b>56,113.15</b>   | <b>389.34</b>   | <b>\$55,723.81</b> |
| Less: Bank Transfers                | 0.00               | 0.00            |                    |
| <b>Subtotal</b>                     | <b>56,113.15</b>   | <b>389.34</b>   |                    |
| Less: Payment to Debtors            |                    | 0.00            |                    |
| <b>NET Receipts / Disbursements</b> | <b>\$56,113.15</b> | <b>\$389.34</b> |                    |

|               |             |
|---------------|-------------|
| Net Receipts: | \$56,113.15 |
| Net Estate:   | \$56,113.15 |

|                             |                         |                              |                             |
|-----------------------------|-------------------------|------------------------------|-----------------------------|
| <b>TOTAL - ALL ACCOUNTS</b> | <b>Net<br/>Receipts</b> | <b>Net<br/>Disbursements</b> | <b>Account<br/>Balances</b> |
| Checking # *****3666        | 56,113.15               | 389.34                       | 55,723.81                   |
|                             | <b>\$56,113.15</b>      | <b>\$389.34</b>              | <b>\$55,723.81</b>          |